

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 103-07 715 W. VICTORIA STREET MODIFICATION DECEMBER 19, 2007

## APPLICATION OF CARLOS VENEGAS FOR DANIEL FIGUEROA, 715 W. VICTORIA STREET, APN 039-142-003, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2007-00583)

The 6,000 square foot project site is currently developed with a single-family residence and detached garage. The proposed project involves a roof pitch change to portions of the roof that are currently flat. The discretionary application required for this project is a <u>Modification</u> to permit alterations within the required fifteen-foot (15') front yard setback (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, December 12, 2007.
- 2. Site Plans
- Correspondence received in opposition to the project:
  Paula Westbury, 650 Miramonte Drive, Santa Barbara, CA 93109.

## NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the request by making the required findings that the Modification is necessary to secure an appropriate improvement of better drainage while meeting the purpose and intent of the Ordinance which is to prevent new floor areas within required yards. Said approval is subject to the removal of the existing patio cover, legalization of a storage room to habitable space, and reduction of the overheight vegetation along the front lot line to the maximum allowable height of  $3\frac{1}{2}$  feet.

This motion was passed and adopted on the 19th day of December, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

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I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

Date

12/21/07

## PLEASE BE ADVISED:

- This action of the Staff Hearing Officer can be appealed to the Planning Commission or the 1. City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 3. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 4. NOTICE OF APPROVAL TIME LIMITS: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - A building permit for the construction authorized by the approval is issued within a. twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or:
  - b. The approved use has not been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.